



Planning and Development Services

10 N. Bemiston Avenue • Clayton, Missouri 63105 • 314-727-8100 • FAX 314-863-0296 • TDD 314-290-8435

APPLICATION FOR SITE PLAN REVIEW

Check off each box to indicate that the required items, in the quantities required, have been included in your submittal. Completion of this page does not mean the submittal is "sufficient," it means that the application can be accepted for later sufficiency review by staff. Make sure to include all other items required for your specific project. **Incomplete applications will not be accepted.**

- ☐ Completed and signed Site Plan Review application (pages 4-8). *If the project requires architectural review as well (most projects do), the Architectural Review Board application and \$100 fee must be submitted at the same time.*
- ☐ A \$1,000 submittal fee (includes a \$250 application fee, \$450.00 deposit for landscape review, and \$300 deposit fee for Storm Water Prevention Pollution Plan (SWPPP)).
- ☐ 5 copies (7 copies for commercial/institutional projects) of **complete and stapled** plan sets folded print side out to approximate 8 1/2 X 11. Plan sheets should not exceed 24" x 36" in size.
- ☐ Plan sets must include the follow items:
 - ☐ Current boundary survey
 - ☐ Proposed Site Plan (Civil and Architectural)
 - ☐ Stormwater Pollution Prevention Plan (SWPPP)
 - ☐ Landscape Plan
 - ☐ Floor Plans
 - ☐ Context Elevation (if Architectural Review is required)
 - ☐ Architectural Elevations (if Architectural Review is required)
 - ☐ Colored Renderings (if Architectural Review is required)
 - ☐ Colored photos of the property and adjacent properties
- ☐ A PDF copy of plans (CD or email)
- ☐ A brief narrative describing the proposed project.
- ☐ Subdivision Trustee approval (via letter or signatures on plans), if applicable.

RECEIVED

FEB 20 2014

**CITY OF CLAYTON
PLANNING & DEVELOPMENT**

PAID

This page was completed by:

Signature

John W. Holleran Jr.

Date

2.18.2014

Print Name

John W. Holleran Jr.

Phone & Email

6364491175

JHOLLERAN@HDAI.COM

ALL APPLICABLE SECTIONS OF THIS APPLICATION MUST BE COMPLETED, AND THE APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS

(type or print)

Address of Project: 7912, 7922 BONTOMME AVE, 212, 214, 216 S. MERAMEC AVE

Project Description: MIXED USES (RETAIL / PARKING / APARTMENTS)

PARTIES OF INTEREST

The full legal names of owner (partnership, incorporation, etc.), applicant, agent, architect, landscape architect, planner, engineer and/or manager are required.

Name of Owner(s): SEE ATTACHED APPLICATIONS FOR ZONING REVIEW

Complete Address (include zip code): _____

Phone Number (include area code): _____

Name of Applicant: JOHN W. HOLLERAN JR. - PARTNER - CTE PROPERTIES LLC

Complete Address (include zip code): 16150 MAIN CIRCLE DRIVE
CHESTERFIELD MO. 63017

Phone Number (include area code) and E-mail: 636 449 1175
JHOLLERAN@HDAI.COM

Interest in Property: DEVELOPER

Name of Applicant's Agent - if different from above: _____

Complete Address (include zip code): _____

Phone Number and E-mail: _____

Name of Architect, Landscape Architect, Planner or Engineer:

Name/Position: JOHN W. HOLLERAN JR. - PRESIDENT - HDA ARCHITECTS

Complete Address (include zip code): 16150 MAIN CIRCLE DRIVE
CHESTERFIELD MO. 63017

Phone Number and E-mail: 636 449 1175
JHOLLERAN@HDAI.COM

SITE DESCRIPTION

PART OF LOTS
Lot Number: 10, 11, 12, 13 Block Number: 7 Locator Number: PLAT BOOK 1, PAGES 11 (NOW 7)
Current Zoning: ADC Overlay or Urban Design District (If applicable): CENTRAL STATION TOD
Current Use of Site: OFFICE

PROPOSED PROJECT

Briefly describe the project and intended use: 26 STORY HIGH RISE BUILDING
WITH GROUND LEVEL RETAIL, 4 LEVELS PARKING,
NO LEVELS APARTMENTS AND TOP LEVEL AMENITIES.

Project Type: Residential _____ Commercial _____ Mixed-Use ✓

Is the intended use: Permitted _____ Conditional PUD

Is this part of a Planned Unit Development (PUD)? Yes ✓ No _____

Will there be any dwelling units in the project? Yes ✓ No _____

If yes, number of units: 250

SITE DEVELOPMENT

Total Square Footage of Site: 30375 Total Square Footage of Building(s): 376109

Floor Area Ratio (FAR) [for commercial or mixed-use project] 12.4

Total Lot Impervious Coverage Percentage—Existing: 27621 Proposed: _____

Total height of new structure (measured from average existing grade to the mean elevation of the pitched roof, or to the top of a flat roof: 284 FOOT

Number of Floors: 26

Describe Stormwater Mitigation: NONE PROVIDED. IMPERVIOUS
AREA REDUCED FROM 90.1% TO 83.3%

Stormwater Differential Runoff Calculations—Existing: 2.46 CFS

Proposed: 2.54 CFS Differential Runoff: 0.08 CFS

Total Number of Proposed Off-Street Parking Spaces: 212

Location of Proposed Parking: GARAGE LEVELS 2-5

Describe any amenities to be provided: ROOFTOP LOUNGE, FITNESS, POOL

LAND DISTURBANCE

Check one of the three boxes below that accurately describes the proposed land disturbance associated with this application:

☐ **Site Less Than 5,000 SF:** A Land Disturbance Permit and Storm Water Pollution Prevention Plan (SWPPP) are not required for sites with proposed land disturbance activities in an area less than 5,000 SF. Erosion and sediment control measures shall be provided as directed by the City's Public Works Department.

☒ **Site Less Than One Acre but Equal to or Greater Than 5,000 SF:** A Storm Water Pollution Prevention Plan (SWPPP) is required for all sites with proposed land disturbance activities of an area greater than 5,000 SF. The SWPPP shall be separate from other site plan sheets. Refer to the Site Plan Review Checklist for requirements.

☐ **Site Equal to or Greater Than One Acre:** A Land Disturbance Permit is required for all sites with proposed land disturbance activities in an area greater than 1 acre (43,560 SF). This is a separate permit that is required in addition to any other City permits. Application and information regarding a Land Disturbance Permit can be obtained from the Public Works Department or on the City's Website at <http://www.claytonmo.gov/permits> under Land Disturbance Requirements (SWPPP).

LANDSCAPE PLAN

Are trees and/or evergreens to be removed? Yes ☒ No ☐

If yes, number of trees 4 Caliper inches (total) 44"

Number of evergreens 2

New trees/evergreens proposed: Number of trees _____ Caliper inches (total) _____

Number of evergreens _____ (1:1 replacement required)

For Commercial or Mixed-use Projects Only: Provide a tabulation/breakdown of the total square footage of the site and what percentage and amount of square footage will be reserved for commercial space, residential, off-street parking, open spaces, parks, etc.

Intended Use:

Square Footage

Percentage

<u>RETAIL</u>	<u>10462</u>	>	
<u>LOBBY / SERVICES</u>	<u>11130</u>		<u>72.6%</u>
<u>HARDSCAPE</u>	<u>4960</u>		<u>3.7%</u>
<u>GREEN SPACES</u>	<u>1102</u>		<u>16.7%</u>
<u>PAVEMENT</u>	<u>2066</u>		<u>6.9%</u>

SIGNATURES (FULL LEGAL NAME IS REQUIRED)

Signature of Property Owner (Required): SEE ATTACHED

Print name: _____

Date: _____ Title: _____

Signature of Applicant (Required): John W. Holleran

Print Name: JOHN W. HOLLERAN JR.

Date: 2.10.2004 Title: PARTNER - ETE PROPERTIES, LLC



PETITION FOR CHANGE IN ZONING

APPLICATION FEE: \$200.00

TO THE HONORABLE MAYOR AND BOARD OF ALDERMEN
CITY OF CLAYTON, MISSOURI

The undersigned hereby requests an amendment to the zoning classification so as to reclassify property located in the

HDC

District to the

RUD

District, located in the City of Clayton, Missouri.

Property known and numbered as

7912, 7922 BONHOMME AVE 212, 214, 216 S. MERRIMAC

Legal description: (required):

SEE ATTACHED APPLICATIONS FOR ZONING REVIEW AVE.

Please state reasons for above application:

TO PROVIDE HIGH DENSITY MULTI-FAMILY RESIDENTIAL
IN THE CBD ADJACENT TO THE CLAYTON METRO LINK
STATION AS CALLED FOR IN THE CITY MASTER PLAN

The name(s), complete address(es) and telephone number(s) of the legal owner(s) of the subject property is/are:

SEE ATTACHED APPLICATIONS FOR ZONING REVIEW

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FEB 20 2014

CITY OF CLAYTON
PLANNING & DEVELOPMENT

Respectfully submitted,

GTE PROPERTIES LLC.

JOHN W. HOLLERAN JR. - PARTNER

Print Name

Signature

Interest in Property

2.18.2014

Date

PAID

The City Plan Commission and Board of Aldermen have directed that all petitions for rezoning must be accompanied by a plat certified by the owner of the property that he/she is the owner. Plat must also show relationship to adjacent property.

NOTE: It is necessary that you or your representative be present at City Plan Commission and Board of Aldermen meeting to present your petition. Please indicate the name, address and telephone number of person you desire the City to notify as to the time and place of the meeting (if other than above).

The petition, when properly filled out and signed, should be filed together with twenty-five (25) copies of the plat and the fee to the Planning Department, Clayton City Hall, 10 North Bemiston Avenue.

Deed restrictions, trust indentures, etc., if any, must be attached to this application.



City of Clayton

10 North Bemiston Avenue

Clayton, Missouri 63105

(314) 290-8450 FAX: (314) 863-0296

APPLICATION FOR PLANNED UNIT DEVELOPMENT

(Please type or print)

- ALL SECTIONS OF APPLICATION MUST BE COMPLETE
- APPLICATIONS MUST BE CONSISTENT WITH SUBMITTED MATERIALS
- PLAN SETS MUST BE FOLDED OR ROLLED IF TOO LARGE, PRINT SIDE OUT
- APPLICATIONS AND ASSOCIATED FEES FOR REZONING, SITE PLAN REVIEW AND ARCHITECTURAL REVIEW BOARD MUST ACCOMPANY THIS APPLICATION
- \$500.00 APPLICATION FEE MUST ACCOMPANY THIS APPLICATION (APPLICANT IS RESPONSIBLE FOR PUBLIC HEARING FEES)

Location of Project: 7912, 7922 BONHOMME AVE 212, 214, 216 S. MERAMEC AVE.

Type of Project: MIXED USE (RETAIL / PARKING / APARTMENTS)

PART A: PARTIES OF INTEREST-FULL LEGAL NAME REQUIRED

Name of Applicant: JOHN W. HOLLIS JR - PARTNER, GTC PROPERTIES L.L.C.

Address: 16150 MAIN CIRCLES DRIVE, CHESTERTOWN, MO. 63017

Phone Number: 636 449 1175

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Interest in Property: DEVELOPER

FEB 20 2014

Name of Applicant's Agent - if different than above: CITY OF CLAYTON
PLANNING & DEVELOPMENT

Address: _____

Phone Number: _____

Name of Owner(s) - if different than above: SEE ATTACHED APPLICATIONS

Address: FOR ZONING REVIEW.

Phone Number: _____

Updated October, 2009

PAID

Name of Architect, Landscape Architect, Planner or Engineer:

Name/Position: JOHN W. HOLLERAN JR. - PRESIDENT HDA ARCHITECTS

Address: 16150 MAIN CIRCLE DRIVE, CHESTERFIELD MO. 63017

Phone Number: 636 449 1175

PART B: SITE DESCRIPTION

Legal Address of Property: _____

PART OF LOTS

Lot Number: 10, 11, 12, 13 Block Number: 7 Subdivision: _____

Locator Number: PLAT BOOK 1, PAGES 11 (NOW 7)

Are there any restrictions or covenants running with the land? Yes _____ No X

If so, what are they? _____

PART C: PLANNED UNIT DEVELOPMENT MINIMUM QUALIFICATIONS

Current Zoning: HDC

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site Property: _____

Proposed Building Height: 284' Proposed Number of Floors: 26 Proposed FAR: 12.4

PART D: PROPOSED PROJECT

Briefly describe the project and intended use: 26 STORY HIGH RISE BUILDING
WITH GROUND LEVEL RETAIL, 4 LEVELS PARKING,
20 LEVELS APARTMENTS AND TOP LEVEL AMENITIES.

Please provide a tabulation of how the Total Square Footage in the project breaks down for each intended use. Examples of uses are the principle building, parking, storage, landscaping, deck/patio, or other:

Total Square Footage of Floor Area of the Project: 376,109 SF.

<u>Intended Use</u>	<u>Designated Square Footage of Floor Area</u>	<u>Percentage</u>	<u>Conditional Use or Permitted Use</u>
GROUND LEVEL	21,592	5.6	
PARKING	89,581	24	
APARTMENTS	255,840	68	
ATTIC LEVEL	9,096	2.4	

How does proposed development meet good planning practices, enhance the City and surrounding neighborhood? How does the proposed development meet the general planning goal of the City and the City's Master Plan?

THE DEVELOPMENT WILL PROVIDE RENTAL HOUSING
IN THE CBD ADJACENT TO MASS TRANSIT AS CALLED
FOR IN THE CITY'S MASTER PLAN.

Give a statement showing the relationship of the proposed Planned Unit Development to applicable recommendation of the Master Plan. If there is no relationship to the Master Plan, please give justification for the variance:

Give a statement showing how the proposed Planned Unit Development (PUD) differs from the zoning ordinance:

NORTH AND WEST BUILDING SETBACKS - SEE PLAN.

Explain why this difference from the zoning ordinance is necessary for the project to proceed: _____

THE NORTH ALLOWS WIDENING THE ALLEY TO MEET CLAYTON STANDARDS AND THE WEST ALLOWS SPACE FOR AMERSON TO BRING POWER TO THE BUILDING.

What aspects of this project make it unusual and desirable enough for the City to allow the variation from the zoning ordinance:

THE DEVELOPMENT MEETS THE CITY'S MASTER PLAN FOR HIGH DENSITY MULTI-FAMILY RENTAL RESIDENTIAL INFILL ORIENTED AROUND THE CLAYTON METROLINK STATION.

What, if any, public benefit is the developer willing to provide the City? See attachment: _____

Adjacent Land Use:

How is the proposed development compatible with the surrounding neighborhood? _____

COTP HIGH RISE APARTMENTS IS ONE BLOCK WEST AND SOUTHWEST THERE ARE SEVERAL RESIDENTIAL BUILDINGS

Will there be any adverse impact on the surrounding neighborhood or the City as a whole? _____

If appropriate, will buffering be provided to protect adjacent land uses from light, noise, etc.? _____

How are the operating and delivery hours compatible with the adjacent land use? _____

Architecture:

How is the architecture/building materials consistent with a high quality development and adjacent area?

THE DEVELOPMENT IS SIMILAR TO THE CENTRE GLASS

HEIGHTS WITH THE ADDED HORIZONTAL ALUMINUM BAND AT EACH FLOOR, INSET BALCONIES AND VERTICAL ALUMINUM FIN.

How does the development preserve significant architectural/environmental features of the property? _____

Describe how the development preserves the designated historical features of the property. _____

Landscape:

Demonstrate how the landscaping is appropriate for the scale of the development and enhances greenspace in the City.

IN ADDITION TO THE CLAYTON STREET SIDEWALKS THE DEVELOPMENT WILL HAVE LANDSCAPE PLANTERS ADJACENT TO THE BUILDING ON BONHOMME AND MIZAMBE.

What provisions will be made for care and maintenance of greenspace areas? _____

Traffic:

Will street and other means of access to the proposed development be suitable and adequate to any anticipated traffic without overloading the adjacent streets? _____

SEE STUDY

If not, how will this be resolved? _____

How does the internal circulation of the proposed development allow for movement of vehicles and pedestrians? _____

Utilities:

Are the existing or proposed utility services adequate for the proposed development? _____

SEE ATTACHED REVIEW LETTER FROM MSD.

AMBERL WIL BRING NEW LINES TO SITE.

SECTION E. AMENDMENT TO A PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE

Please describe in detail the proposed Amendment: _____

Please describe why Amendment is being sought: _____

Please describe how the proposed Amendment is in conformance with the approved Development Plan: _____

***A letter addressed to the Mayor & Board of Aldermen describing the request in detail must accompany this application.**

SECTION F: SIGNATURES

Signature of Applicant (Required):

John W. Hollen

Date: 2.18.2014

Signature of Owner (Required):

SEE ATTACHED

Date: _____



Planning and Development Services

10 N. Bemiston Avenue • Clayton, Missouri 63105 • 314-290-8453 • FAX 314-863-0296 • TDD 314-290-8435

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

- All applicable sections of this application must be complete and consistent with submitted materials. The application, plans, and \$100 fee must be submitted at least 14 days prior to the meeting date (refer to the meeting schedule on page 9)
- If submitting for Architectural Review Board only, submit 11 plans sets (one 24" x 36" & ten 11" x 17"). If submitting for Architectural Review Board and Site Plan Review concurrently, refer to the Site Plan Review submittal requirements.

(type or print)

Address of Project: 7912, 7922 BONHOMME AVE, 212, 214, 216 S. MCKRAMER AVE

Description of Project: MIXED USE (RETAIL/PARKING/RESIDENTIAL)

RECEIVED

PARTIES IN INTEREST

FEB 20 2014

The full legal name of each party listed below (partnership, corporation, etc.) is required

Name of Owner(s): SEE ATTACHED APPLICATIONS FOR ZONING REVIEW

Complete Address (include zip code): _____

Phone Number (include area code) & E-Mail Address: _____

Name of Applicant-(if other than owner): JOHN W. HOLLERAN JR. - PARTNER, GTC

Complete Address (include zip code): 16150 MAIN CIRCLE DRIVE
CHESTERFIELD MO. 63017

PROPERTIES
L.L.C.

Phone Number (include area code) & E-Mail Address: 636 449 1175
JHOLLERAN@HBAE.COM

Applicant's Interest in Project (i.e. architect, contractor, etc.): DEVELOPER

Name of Owner's Agent-- (if different than above): _____

Complete Address (include zip code): _____

PAID

Phone Number (include area code) & E-Mail Address: _____

Name of Architect: JOHN W. HOLLERAN JR. - PRESIDENT - HDA ARCHITECTS

Complete Address (include zip code): 16150 MAIN CIRCLE DRIVE 63017
CHESTERFIELD, MO.

Phone Number (include area code) & E-Mail Address: 636 449 1175
JHOLLERAN@HDAE.COM

PROJECT DESCRIPTION

Current Use of Site: OFFICE

Proposed Use of Site: MIXED USE (RETAIL / PARKING / APARTMENTS)

Estimated Cost of Project/Construction : \$ 75,000,000

*Attach a project narrative describing the nature and scope of the project.

PROJECT TYPE

- | | |
|---|---|
| <input type="checkbox"/> New Commercial | <input type="checkbox"/> Alteration/Exterior Renovation |
| <input type="checkbox"/> New Commercial addition | <input type="checkbox"/> Signage |
| <input checked="" type="checkbox"/> New Residential | <input type="checkbox"/> Outdoor Dining |
| <input type="checkbox"/> New Residential addition | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Accessory Structure | |

Square Footage: Site _____

	Existing	Addition	Proposed	Total
Principal Structure			376,109 SF	
Accessory Structure			1	

Height: Number of Stories: 26

Total height of new structure (measured from average existing grade to the mean elevation of the pitched roof, or to the top of a flat roof): 284 FOOT

Primary Exterior Wall Material:

Brick _____ Stone _____ Wood _____ Stucco _____ Siding (type) _____ Other GLASS

Color _____ Manufacturer _____ Product ID No. _____

Accent Exterior Wall Material(s):

Brick _____ Stone ☒ Wood _____ Stucco _____ Siding (type) _____ Other METAL

Color _____ Manufacturer _____ Product ID No. _____

Percentage of each secondary material per elevation:

Material: METAL

WEST EAST NORTH SOUTH
Front Façade 19 % Rear Façade 7 % Left Side 27 % Right Side 15 %

Material: STONE

WEST EAST NORTH SOUTH
Front Façade 1 % Rear Façade 0 % Left Side 2 % Right Side 4 %

Roofing - Material: TPO Color: WHITE Manufacturer/ID # _____

Windows - Style: ALUMINUM FRAMES Color: SILVER

Lighting - Locations: VERTICAL FIN Type: LED Wattage: —

Garage - Attached/Detached (circle one) ABOVE GRADE
At grade/Below Grade (circle one)

Rear entry/Side entry/Front entry (circle one) Vehicle capacity 2/2

Garage Doors: Number, Style & Color: —

Type and Location of Accessory Building(s): NONE

Trash Enclosure

Location: AWAY Size (Ft²): _____ Screening Material: COMPACTOR

HVAC Units

Location: ROOF Screening Material: GLASS WALL

Permanent Fences: Height NONE Material _____

Retaining Walls: Height NONE Material _____

RENEWABLE ENERGY

Type: Solar _____ Wind _____

Installation method: Building-integrated _____ Building-mounted _____ Ground-mounted _____

Location on building or property: _____

Number of solar panels: _____ Panel Dimensions: _____

PUBLIC ART

Description: _____

Location on Property: _____

Material: _____ Dimensions: _____

OUTDOOR DINING

Proposed Furniture:

Number of Tables _____ Number of Chairs _____

Type/Material _____

Color _____

Umbrellas: Yes _____ No _____

If Yes, type and color of material _____

Location _____

Type and Location of Pedestrian Barrier (if proposed) _____

***SAMPLE OF FURNITURE MUST BE BROUGHT TO MEETING!**

SIGNS

Sign 1:

Type: _____ Dimensions _____ Square footage: _____

Materials _____ Color _____ Location: _____

Method of Illumination _____

Sign 2:

Type: _____ Dimensions _____ Square footage: _____

Materials _____ Color _____ Location: _____

Method of Illumination _____

Sign 3:

Type: _____ Dimensions _____ Square footage: _____

Materials _____ Color _____ Location: _____

Method of Illumination _____

LAND DISTURBANCE

Check one of the three boxes below that accurately describes the proposed land disturbance associated with this application:

- ☐ **Site Less Than 5,000 SF:** A Land Disturbance Permit and Storm Water Pollution Prevention Plan (SWPPP) are not required for sites with proposed land disturbance activities in an area less than 5,000 SF. Erosion and sediment control measures shall be provided as directed by the City's Public Works Department.
- ☒ **Site Less Than One Acre but Equal to or Greater Than 5,000 SF:** A Storm Water Pollution Prevention Plan (SWPPP) is required for all sites with proposed land disturbance activities of an area greater than 5,000 SF. The SWPPP shall be separate from other site plan sheets. Refer to the Site Plan Review Checklist for submittal requirements and review fees.
- ☐ **Site Equal to or Greater Than One Acre:** A Land Disturbance Permit is required for all sites with proposed land disturbance activities in an area greater than 1 acre (43,560 SF). This is a separate permit that is required in addition to any other City permits. Application and information regarding a Land Disturbance Permit can be obtained from the Public Works Department or on the City's Website at <http://www.claytonmo.gov/permits> under Land Disturbance Requirements (SWPPP).

SIGNATURES (FULL LEGAL NAME IS REQUIRED)

Signature of Property Owner (Required): SEE ATTACHED

Print name: _____

Date: _____ Title: _____

Signature of Applicant (Required): John W. Holleran Jr.

Print Name: JOHN W. HOLLERAN JR.

Date: 2.18.2014 Title: PARTNER - GTE PROPERTIES, LLC



DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
10 North Bemiston Avenue, Clayton, MO 63105

APPLICATION FOR SUBDIVISION/
BOUNDARY ADJUSTMENT

RECEIVED

(please print)

FEB 20 2014

Date: 2.18.2014

CITY OF CLAYTON
PLANNING & DEVELOPMENT

**NOTE: PLATS MUST BE FILED WITH THE ST. LOUIS COUNTY
RECORDER OF DEEDS OFFICE AND PROOF OF SUCH FILING MUST BE
SUBMITTED TO THE CITY CLERK'S OFFICE WITHIN 30 DAYS OF
APPROVAL BY THE BOARD OF ALDERMEN.**

\$250.00 FEE MUST ACCOMPANY THIS APPLICATION

Application is being made for:

Subdivision of Lot Lot Consolidation ☒ Boundary Adjustment

Name of Subdivision: "THE CROSSING, A CONSOLIDATION PLAT"

Existing Address(es): 7912, 7922 BONIHOMME AVE 212, 214, 216 S. MERAMEC AVE.
PART OF LOT'S

Lot Number(s): 10, 11, 12, 13 Block Number: 7

Number of Existing Lots: 5 Number of Proposed Lots: 1

Square Footage of Existing Lot(s): 30,375 SF.

Square Footage of Proposed Lot(s): 29,735 SF.

Boundary Adjustment, if applicable, is being made to adjust N/A

 , for the following reason:

Current Zoning: HDC Proposed Zoning (if different): PUD

PAID

Applicant's Name: JOHN W. HOLLERAN JR. - PARTNER

Applicant's Address (include City, State & Zip Code): _____

16150 MAIN CIRCLE DRIVE, CHESTERFIELD MO. 63017

Applicant's Phone No. & E-Mail Address: 636 449 1175 / JHOLLERAN@HDAI.COM

Property Owner's Name, Address & Phone No. (if other than above) _____

SEE ATTACHED APPLICATIONS FOR ZONING REVIEW.

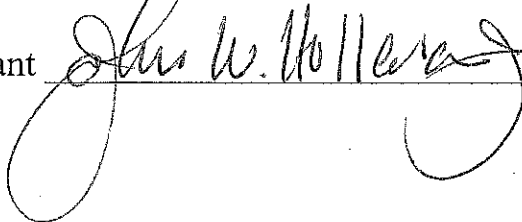
It is hereby requested that the boundary adjustment plat be considered by the City's Plan Commission.

It is hereby requested that the subdivision/lot consolidation plat be considered by the Honorable Mayor and Members of the Board of Aldermen upon recommendation of the City's Plan Commission.

A representative will need to attend the appropriate meeting(s).

Respectfully Submitted,

Name of Applicant (please print) JOHN W. HOLLERAN JR.

Signature of Applicant 

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FEB 20 2014

CITY OF CLAYTON
PLANNING & DEVELOPMENT

12/5/13

Kent Nurnberger, P.E.

Re: BONHOMME & MERAMEC (THE CROSSING APARTMENT BUILDING -
212 MERAMEC AVE)
Detailed Conceptual Review
MSD Ref. No. D-246-00

Dear Mr. Nurnberger,

MSD has completed the **detailed conceptual review** of the referenced preliminary site plan. Based upon same, the following comments are provided:

Stormwater – Water Quality

Storm water management practice of water quality and volume reduction to the Maximum extent Practical will not be required for this site, since this disturbance is less than 1 acre. However, if any future phases increase the cumulative differential to more than 1 acre, water quality may be required for the entire site. Future phases may be considered part a contiguous site even if they are not on the same lot.

Although not required, it is recommended that low impact development techniques be used to lessen site runoff, incorporating runoff volume reduction practices such as bioretention, porous pavement etc.

Stormwater –Other

The site's 15 year, 20 minute differential will be based on the 2000 aerials (which appear to be the same as the existing condition) composite PI versus the post developed composite PI value.

Watershed ridgelines shall remain unchanged for existing and proposed conditions. The areas draining to the storm systems to the north and south respectively should remain approximately the same.

My investigation found no flooding or erosion problems immediately downstream of the project area. Flood detention and channel protection will not be required.

As provided on the conceptual plans, provide hydraulic calculations starting at least two reaches downstream for each stormwater discharge point.

Sanitary

Existing sanitary laterals shall be identified on the plans and removed or abandoned per MSD standard specifications.

Current and proposed sanitary loading should be calculated and sanitary capacity should be checked downstream to the reach between 19K2-085S and 19K2-084S. Larger sewers are choked down to an 8" on that reach. If that reach has capacity, then the rest of the system should be sufficient. If that reach does not have capacity, it may need to be replaced and the sewers between that reach and the proposed site should be checked for capacity.

See updated basemaps attached. 19K2-098S is no longer shown on the basemaps. MSD crews televised the line from the upstream manhole to that point and determined that the structure does not exist.

As indicated on the conceptual plan, floor drains in the parking garage should connect to the sand/oil interceptors and then to the sanitary sewers. A grading plan should demonstrate that stormwater from outside the garage will not flow into the garage (and the sanitary sewers).

Connections to the public sewers should be made per MSD standard construction specs and Rules and Regs. Is the lateral for the garage and apartments 8" or 6". If it is 8", the connection should be made at a new manhole. If it is 6", the connection should be a machine tap as shown.

Other Issues

A copy of the existing (recorded) plat will be required showing the site's current property lines and easements. A copy of the proposed subdivision plat will be required showing any new property lines, lease lines, private or public roads, and all easements.

Since the project has offsite construction, a general liability certificate of insurance will be required prior to pulling the MSD permits.

Existing water meter sizes and domestic tap sizes must be shown to obtain credit toward the new connection fees.

Unless otherwise indicated, any requirements mentioned in the conceptual review should be addressed during the formal P-job plan review process. Conceptual review is normally done only once. Any new questions or other additional changes to the originally submitted plans should normally be resolved during the P-job plan review.

These comments are based on the Preliminary Site Plan and data submitted and are provided as an initial guide. Conceptual review is subject to requirements of detailed review of final design plans and is subordinate to the review and approval of said final design plans. This project is not currently under review of final project plans.

Sincerely,

Alison Gauch, P.E.
Civil Engineer
MSD Engineering / Planning – Development Review

Cc: John Alexander, P.E.
File



7620 West Bruno Ave.
St. Louis, MO 63117
Phone: 314-346-4856
Email: delong.la@gmail.com

February 13, 2014

Mr. Jack Holleran
hda architects
16150 Main Circle Drive, Suite 100
Chesterfield, Missouri 63017

RECEIVED
FEB 20 2014
CITY OF CLAYTON
PLANNING & DEVELOPMENT

Re: The Crossing, Clayton, Mo

Dear Jack.

On the above date I preformed a site inspection of the existing trees on the subject properties. The following table represents my findings and the total of the tree replacement requirements per the City of Clayton.

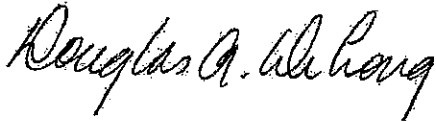
Number	Name	Type	Size	Condition	Remarks
1	Arborvitae	Evergreen	2"	Good	9' tall
2	Sweetgum	Deciduous	20"	Good	
3	River Birch	Deciduous	24"	Good	
4	Spruce	Evergreen	8"	Good	19' tall
Summary					
TOTAL CALIPER INCHES REMAINGING					0"
TOTAL CALIPER INCHES REMOVED					44"
CAL. INCHES REMOVED(NO REPLACEMENT REQUIRED)					0"
REQUIRED CALIPER INCH REPLACEMENT					44"
EVERGREENS REMOVED (REQ. 1:1 REPLACEMENT)					2

To replace the caliper inch of trees being removed it would require 18-2.5 inch caliper trees, or 15-3 inch caliper trees. If space for these trees cannot be found on the proposed development then the developer is required to pay into the City's Reforestry Fund.

In addition to the above listed trees there are a total of nine (9) street trees that are 2.5 inch caliper. There are no special protection measures that need to be taken. These trees can be readily replaced if the need should arise.

If I can provide further assistance, please let me know.

Respectfully,

A handwritten signature in cursive script that reads "Douglas A. DeLong". The signature is written in dark ink and is positioned above the printed name.

Douglas A. DeLong
Certified Arborist
MW4826A



February 18, 2014

Ms. Susan M. Istenes, AICP
Director of Planning and
Development Services
CITY OF CLAYTON
10 N. Bemiston Avenue
Clayton, MO 63105-3397

RECEIVED
FEB 20 2014
CITY OF CLAYTON
PLANNING & DEVELOPMENT

RE: THE CROSSING
SOUTHEAST CORNER OF BONHOMME AVE. AND MERAMEC AVE.

Dear Susan,

Attached you will find the following applications for our proposed high rise apartment development referenced above.

- Petition for Change In Zoning (attached Applications for Zoning Review signed by each property owner)
- Application for Subdivision/Boundary Adjustment
- Application for Site Plan Review (attached Letter of MSD Conceptual Review)
- Application for Planned Unit Development
- Application for Architectural Review Board

The Crossing is a 26 story high rise building of high density multifamily apartments located in the TOD Overlay District Central Avenue Station. The development is aligned with the city master plan for high density residential infill oriented around the Clayton Avenue Station.

The Crossing is in compliance with the standards outlined in the TOD as follows:

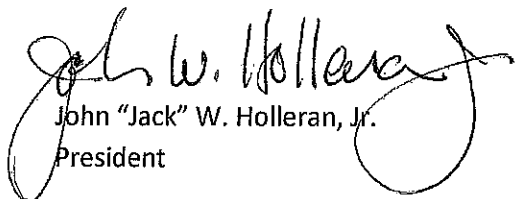
- The Crossing is 210 feet from the MetroLink Station entry on Meramec Avenue
- The Crossing will be designed with a focus on sustainable design including energy, water, resources, emissions, and indoor environment
- The Crossing will enhance the Clayton streetscape standards with flowering planters along the Bonhomme and Meramec Avenue walks

We are looking forward to your review of our applications and design drawings.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

HDA ARCHITECTS

A handwritten signature in black ink, appearing to read "John W. Holleran, Jr.", with a large, stylized flourish at the end.

John "Jack" W. Holleran, Jr.
President

JWH/kmz

Enclosures

